

**Linda's Lodge, Detached Accessory Unit Project Narrative
Administrative Adjustment of Setback Proposal
2445 Squak Mountain Loop SW, Issaquah, WA 98027
Pamela Krueger (206) 356-5175 pamelakrueger@me.com**

Legal Description of Property

For APN/Parcel ID(s): 259765 0530 06

LOT 53, FOREST RIM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 116 OF PLATS, PAGES 27 THROUGH 38, INCLUSIVE, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 52 OF SAID FOREST RIM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 52;
THENCE SOUTH 12°21'12" EAST ALONG THE EASTERLY LINE OF SAID LOT 101.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 12°21'12" EAST 48.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE SOUTH 44°00'46" WEST ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 7.00 FEET;
THENCE NORTH 6°02'36" EAST, A DISTANCE OF 53.03 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID LOT 53, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 53;
THENCE SOUTH 12°21'12" EAST ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 101.17 FEET;
THENCE NORTH 6°02'36" WEST, A DISTANCE OF 36.39 FEET;
THENCE NORTH 15°52'29" WEST, A DISTANCE OF 65.12 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT B, CITY OF ISSAQUAH LOT LINE ADJUSTMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8212030435.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Affidavit of Ownership

This application for the DADU known as Linda's Lodge is being submitted by applicant co-owners Pamela & Scott Krueger, subject a mortgage on the property. The form of Affidavit of Ownership required by the City of Issaquah Administrative Adjustment of Standards Submittal Requirements instructions is submitted herewith.

Project Narrative

The object of this development is to construct a detached accessory dwelling unit (DADU) to provide a living space for co-owner's mother, who has recently lost her husband and desires to stay with her family. Providing this unit will allow her to have a private living space while also being able to interact with her family. This unit will be easier for her to navigate than an upstairs bedroom inside the main home, although she is not disabled, where she would also have to share a bathroom with her two young adult male grandchildren who still live in the home.

The DADU will allow space for a bed, bathroom, a small table/chairs, and a kitchenette. The current estimated size is 272.8 square feet. The height is not expected to exceed 10 feet. The proposed location is in the rear of the property at the top of a slope that contains mature trees and other vegetation. The east side of the property slopes gently downward and contains a substantial drainage easement. The west side of the property is too narrow between properties

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to hold a DADU and includes a side sewer easement. The proposed placement of the DADU is the only suitable flat surface except for the front yard, which is not preferable for such construction and would also add security issues (and the front of the property has a lawn sloping downward from the front deck that eventually meets a steep slope before dropping to the street below, which is located at the entrance to the Forest Rim development). The rear yard neighbor's property slopes upward away from the subject site, making the site of the DADU somewhat obscured from their property, along with mature vegetation that also provides privacy between the two homes. It is not anticipated that any of the adjacent neighbors will be impacted by the DADU.

The only issue with the proposed placement of the DADU is that it will require an adjustment of the rear setback (the review would otherwise be Level O), potentially requiring a Level 2 review.

Under the Issaquah Code for the administrative adjustment of setback standards (18.07.330), the setback adjustment objectives will be met with the proposed DADU because it will:

- 1) coordinate development with the physical features of the site (18.07.330(A)(3)),
- 2) permit flexibility in the design and placement of structures (18.07.330(A)(4)),
- 3) allow development consistent with the scale and character of the existing neighborhood (because ADUs are permitted uses in the Single Family Suburban zone and neighboring properties have similarly sized sheds and such) (18.07.330(A)(5)), and
- 4) allow for reduction of setbacks to allow for the retention of existing significant trees (18.07.330(A)(7) (i.e., the subject property has significant trees on its internal backyard slope and surrounding properties and the subject property has significant trees on the perimeter and other areas of the site than are proposed for the siting of the DADU).

Other than the setback adjustment, the proposed DADU conforms to all other applicable design standards. The design will not be inconsistent with the City's Vision on Sustainable Development and meet the green building standards.

Access to the DADU from the right-of-way will be via a pre-existing walkway that connects the front to the rear yard through an unlocked gate. The plans for the DADU include provision to a pathway from the DADU entrance to the pre-existing walkway.

Parking for the DADU will be available on the property in its existing driveway using the space available for the third car garage.

The DADU will not cause the property to exceed the maximum impervious surface area percentage, as depicted in the site plan.

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The location of the DADU is the only developable area of the property without removing significant trees and other mature vegetation or cutting into a sloped area adjacent to the drainage easement.

Adherence to Approval Criteria, IMC 18.07.330(B).

Compatibility.

Although site constraints require construction of the DADU within the setback area, it is of a small scale relative to home sizes in the area and will match the exterior appearance of the main dwelling unit on the property. Additionally, neighboring properties adjacent to the subject home currently contain sheds immediately adjacent to property fences inside the setback area.

Also, as all of these lots are of significant size, the DADU will be a small change keeping in character with the exterior appearance of the Krueger house and the houses in the neighborhood.

Consistency.

The proposed Linda's Lodge DADU meets all other development and design standards, as depicted in the site plan and related sheets.

Consistency with Zoning District.

ADUs are permitted uses in the Single Family Suburban zone.

Impacts.

Adjacent Property Owners.

Due to the size and orientation of the adjacent lots, along with their mature vegetation, placing the DADU within the setback area will not impact these properties.

The property to the east has the home situated so that it's windows do not look onto the Krueger residence's or backyard as well as having several large trees, with the drainage easement on the Krueger property meaning that the DADU is located farthest from the easterly property's rear yard.

The property to the southeast slopes upwards from the Krueger property such that it is not possible for that property to see the DADU or the rear yard without coming down the hill quite a ways from their rear deck.

The property to the southwest has a shed immediately adjacent to their common fence line and is also covered with mature vegetation. While this property will be able to see the DADU, it also slopes upward away from the Krueger residence and the retained mature vegetation will still be the predominant landscape seen from their distant second floor deck.

The property to the west will not likely be able to see the DADU because the mature vegetation on the Krueger property is clustered near their common boundary and the DADU

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is located away from this area. It is unlikely the westerly property will be able to see the DADU.

Critical Areas. The proposed DADU will not impact or be located in any critical areas.

Public Services. The DADU is located in the rear yard and will not impact public services, nor will it impinge on the drainage or side sewer easement areas on the property.

Structure. Although final building permit plans have not been completed, the proposed DADU meets all of the area height, bulk, design, and color requirements and is in keeping with the character of the existing home on the property and surrounding properties (albeit they are all of quite distinct design).

Impervious Surface Area. The existing impervious surface area is 5,689.4 and the proposed DADU will add 378.3 square feet (ADU plus covered patio), making the total 6,067.7 square feet, which is less than the maximum impervious square footage of 6,984.8.

Tree Retention. Due to the existing mature vegetation on the Krueger property that covers a span between the existing home deck and pathway until the flat area to the southeast and southwest where the DADU is proposed, the proposal would provide a setback reduction that would allow for the retention of existing significant trees as depicted on the site plans. Additional photos are provided with this application to show the tree retention area.

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Vicinity Map

The DADU known as Linda's Lodge will be located on the rear portion of Lot 53 of the Forest Rim development on Squak Mountain in Issaquah, Washington. Drawings of the proposed development are provide separately. The following depicts the location of Lot 53:

